

Allison Zike

From: Mike Smith <Mike@merithomesinc.com>
Sent: Friday, July 15, 2016 11:51 AM
To: Allison Zike
Subject: RE: SUB16-00483 Aura Check-In

Ok, will do

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On Fri, Jul 15, 2016 at 11:39 AM -0700, "Allison Zike" <AZike@kirklandwa.gov> wrote:

Mike,

I don't necessarily need a surveyed plan, but I need at least an updated plan from LSA that shows the accurate area for purposes of including it in the staff report.

Thank you,

Allison Zike | Planner
Planning and Building Department
City of Kirkland
p: 425.587.3259

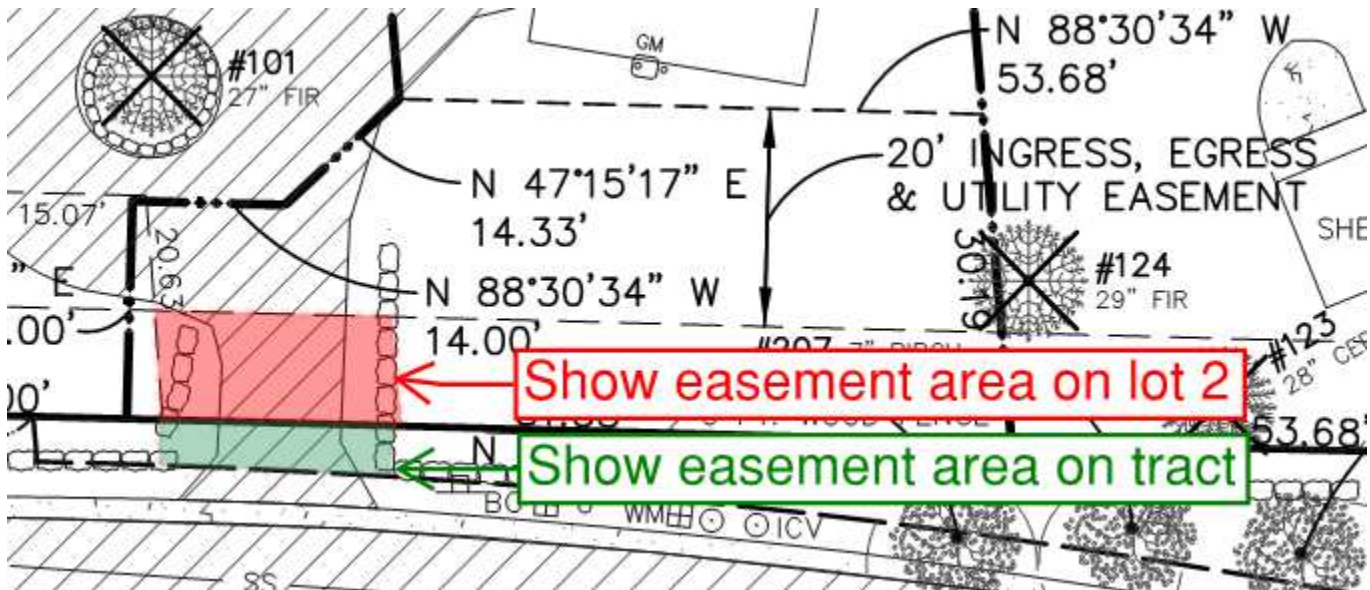
From: Mike Smith [mailto:Mike@merithomesinc.com]
Sent: Thursday, July 14, 2016 9:52 AM
To: Allison Zike <AZike@kirklandwa.gov>
Subject: RE: SUB16-00483 Aura Check-In

No problem. Is an updated markup like I provided earlier sufficient for this, or do you need it from the surveyor? Would this be a new preliminary SP drawing or an accompanying exhibit to the LSM?

From: Allison Zike [<mailto:AZike@kirklandwa.gov>]
Sent: Thursday, July 14, 2016 7:28 AM
To: Mike Smith <Mike@merithomesinc.com>
Subject: RE: SUB16-00483 Aura Check-In

Mike,

That easement area needs to include the area shown in red below, and I would need an updated net lot area with that taken into consideration.



Allison Zike | Planner
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p: 425.587.3259

From: Mike Smith [<mailto:Mike@merithomesinc.com>]
Sent: Monday, July 11, 2016 2:46 PM
To: Allison Zike <AZike@kirklandwa.gov>
Subject: RE: SUB16-00483 Aura Check-In

Hi Allison,

Does this work? If so, we won't need a size reduction element.

I talked to Philip about crossing the City tract, but you are correct it isn't shown on the preliminary drawings. This certainly can be added. We could add to the preliminaries and re-submit, or incorporate with the LSM. The driveway access showing is actually newly constructed to provide better access than the long western driveway previously existing.

LSA has been working on the storm issue and appears to have it sorted, though I haven't seen confirmation of acceptance. I'll follow up with LSA and Philip and let you know if anything material comes out of it.

We can do whatever is needed from here.

Thanks again,

Mike

From: Allison Zike [<mailto:AZike@kirklandwa.gov>]
Sent: Monday, July 11, 2016 8:07 AM
To: Mike Smith <Mike@merithomesinc.com>
Subject: SUB16-00483 Aura Check-In

Mike,

This one is coming up soon in my queue, and I wanted to check in and see how your response to PW's TIR comments are coming along? I need PW's approval before I can finalize my staff report.

I need some clarification on the area of the access easement through Lot 2. Firstly, I am not seeing that your plans delineate the portion of the easement that runs north from NE 97th across the City tract and Lot 2 to get to the east-west 20' easement. *Can you please get me an exhibit that shows this detail?*

I included in the pre-submittal comments, the access easement area does not count towards lot area for Lot 2. *Please provide a net lot area for Lot 2, and let me know what lot size flexibility provision you are utilizing, if any.*

Thank you,

Allison Zike | Planner
Planning and Building Department
City of Kirkland
p: 425.587.3259